

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE: July 31, 2009

LEASE No. GS-09B-02177

THIS LEASE, made and entered into this date between CAL NORTHERN EDUCATIONAL DEVELOPMENT CORP.

whose address is: CAL NORTHERN SCHOOL OF LAW
1395 RIDGEWOOD DRIVE, SUITE 100
CHICO, CA 95973

and whose interest in the property hereinafter described is that of OWNER, hereinafter called the LESSOR, and the UNITED STATES OF AMERICA, hereinafter called the GOVERNMENT:

WITNESSETH: The parties hereto for the considerations hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:
4318 rentable square feet (r.s.f.), yielding approximately 4318 ANSI/BOMA Office Area square feet and related space located on the first Floor (Suite 200) as shown on attached Exhibit A at the building located at 1395 Ridgewood Dr., Chico, CA, 95973 together with two (2) reserved off-street outside parking spaces to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.
2. PARAGRAPH 2 IS INTENTIONALLY OMITTED
3. The Government shall pay the Lessor annual rent of \$90,634.82 (20.99/RSF) at the rate of \$7,552.90 per month in arrears for years 1-7 and \$105,661.46 (24.47/RSF) at the rate of \$8,805.12 per month in arrears for years 8-15. [The rent shall consist of Shell Rental Rate (\$15.00/RSF for years 1-7 and \$18.48/RSF for years 8-15) and the Operating Costs (the base year operating cost is \$5.99/RSF)]. The actual Tenant Improvement amount to be amortized into the rent will be memorialized in a subsequent Supplemental Lease Agreement. Rent for a lesser period shall be prorated. Rent checks shall be payable to:

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CHICO, CA 95973

4. The Government may terminate this lease in whole or in part effective at any time on or after the seventh (7) year of this lease by giving at least 120 days' prior notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.
5. PARAGRAPH 5 IS INTENTIONALLY OMITTED

6. The Lessor shall furnish to the Government as part of the rental consideration, the following:
- A. The two (2) parking spaces described in Paragraph 1 and parking spaces required by local code.
 - B. All labor, materials, equipment, design, professional fees, permit fees, inspection fees, utilities, construction drawings (including, without limitation, plans and specifications), construction costs and services and all other similar costs and expenses associated with making the space, common areas, and related facilities ready for occupancy in accordance with the requirements of this lease and the Government's final construction drawings; provided that the Government shall make payments for lump sum items identified on Page 1 of the attachment sheets in the amount specified therein. Rent is subject to adjustment in accordance with Paragraph 1.10, "Tenant Improvement Rental Adjustment" of the SFO. All cost associated with services, utilities, maintenance, repair, replacement, inspections, improvements and other requirements as required by the Solicitation For Offers No. 7CA2828 and its attachments.
 - C. Adequate space for telecommunications antennae and transmission devices in accordance with Paragraph entitled, "Telecommunications: Local Exchange Access," of the Solicitation for Offers.

7. The following are attached and made a part hereof:

All terms, conditions, and obligations of the Lessor and the Government as set forth in the following:

- a) Sheet no. 1-2 containing paragraphs 9-21;
- b) The Solicitation For Offers Number 7CA2828 (pages 1-43) (all references to SFO shall also refer to any Special Requirements and Amendments);
- c) Amendment Number 1 (page 1), Amendment Number 2 (Pages 1-4);
- d) Attachment 1: Unit Costs for Adjustment (page 1);
- e) Attachment 2: ~~Special Requirements~~ (Pages 1-17);
- f) GSA Form 3517 (pages 1-33);
- g) GSA Form 3518 (pages 1-7);
- h) Exhibit A: Proposed and Existing Space Layout (pages 1-2)

8. The following changes were made in this lease prior to its execution:

Paragraphs 2 and 5 of this STANDARD FORM 2 was deleted in its entirety. Paragraphs 9 through 21 have been added.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR: Cal Northern School of Law

BY

(Signature)

(Signature)

IN PRESENCE OF:

(Signature)

1408 LIVE OAK BLVD #A
YUBA CITY CA 95991
(Address)

UNITED STATES OF AMERICA: GENERAL SERVICES ADMINISTRATION, Public Buildings Service:

BY

CONTRACTING OFFICER, GSA